

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM



**\$1,449,000**

ASKING PRICE

**\$17,423.63**

TAXES (2025)

**4,505**

SQUARE FEET

## 241 Mary Street, Hamilton, ON

Rare opportunity to acquire a licensed autobody shop and mixed-use commercial building in Hamilton's downtown core. The ground floor measures approximately 3,500 square feet and is configured for autobody and collision repair operations, featuring two grade-level drive-in doors — one with direct street frontage and a second set back to allow direct access to the rear spray booth. The shop is equipped with one newer spray booth, one vehicle hoist, and one frame puller. A dedicated office area and shop washroom are included on the ground floor. Electrical service is 600 amps. The building is block construction, two storeys at the front, with structure and roof both in good condition. The second floor contains a self-contained one-bedroom apartment of approximately 1,000 square feet, currently vacant.

**Evan Apostol**  
Broker

Office: 905.527.1144 x 300

Email: [evan.apostol@marklandpm.com](mailto:evan.apostol@marklandpm.com)

**Joe Klimowicz**  
Sales Representative

Office: 905.527.1144 x 302

Email: [klimowicz@bbsrealty.com](mailto:klimowicz@bbsrealty.com)



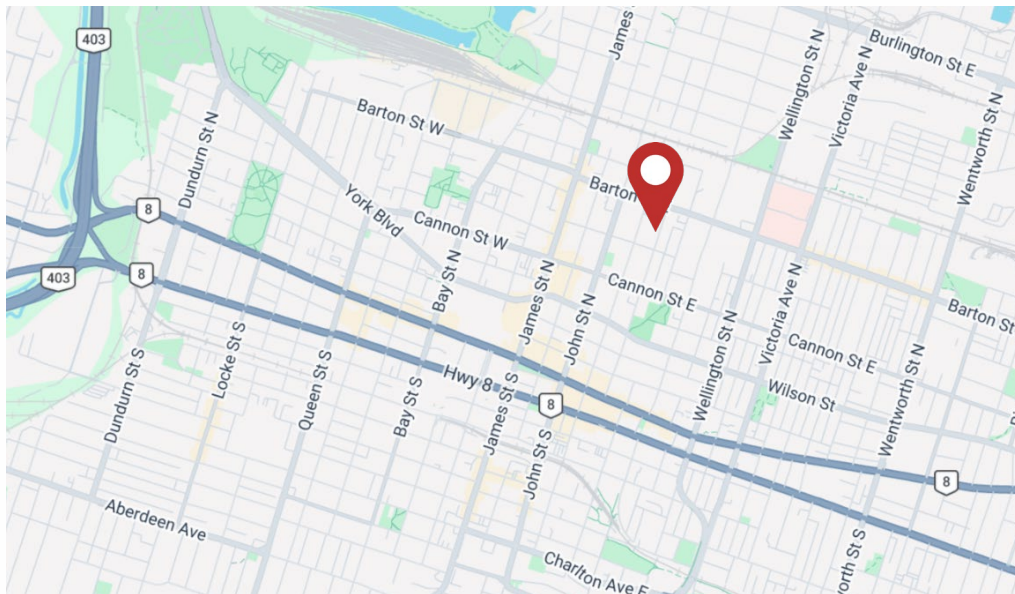
### HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

# INDUSTRIAL PROPERTY FOR SALE

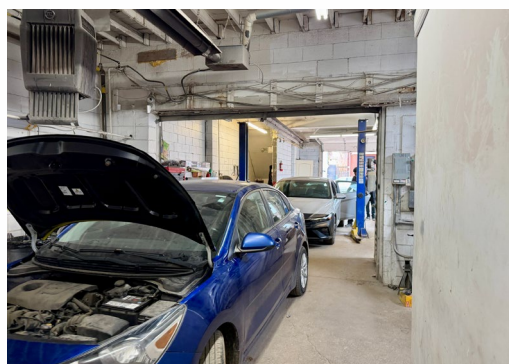
Rare opportunity to acquire a licensed autobody shop and mixed-use commercial building in Hamilton's downtown core. The ground floor measures approximately 3,500 square feet and is configured for autobody and collision repair operations, featuring two grade-level drive-in doors — one with direct street frontage and a second set back to allow direct access to the rear spray booth.



## DETAILS

<b>DOORS - GRADE LEVEL</b>	(2) 9' x 9'
<b>LEVELS</b>	2
<b>LOT FRONT</b>	34.5'
<b>LOT DEPTH</b>	125.0'
<b>ZONING</b>	J/S-510B

- The shop is equipped with one newer spray booth, one vehicle hoist, and one frame puller
- A dedicated office area and shop washroom are included on the ground floor
- Electrical service is 600 amps
- Limited exterior storage space is available adjacent to one of the drive-in doors
- Approximately four tandem surface parking spaces are located on site, with additional street parking available
- A Phase 2 Environmental Site Assessment has been completed with no potential areas of concern identified
- The active autobody operating license is included and transfers to the buyer on closing



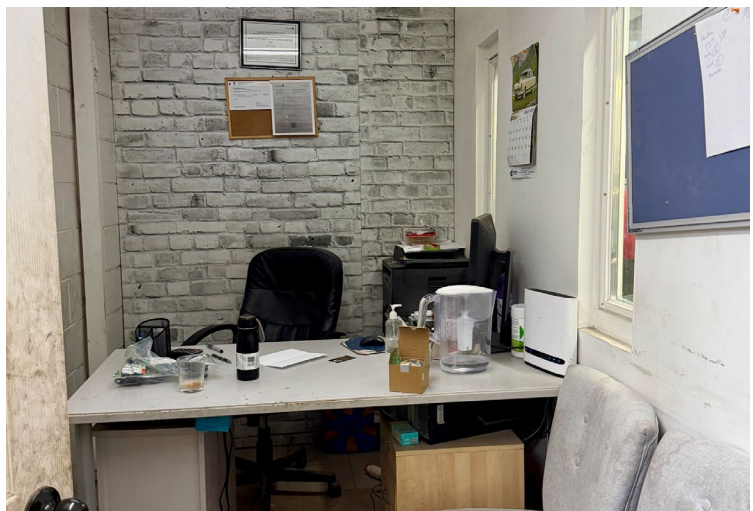
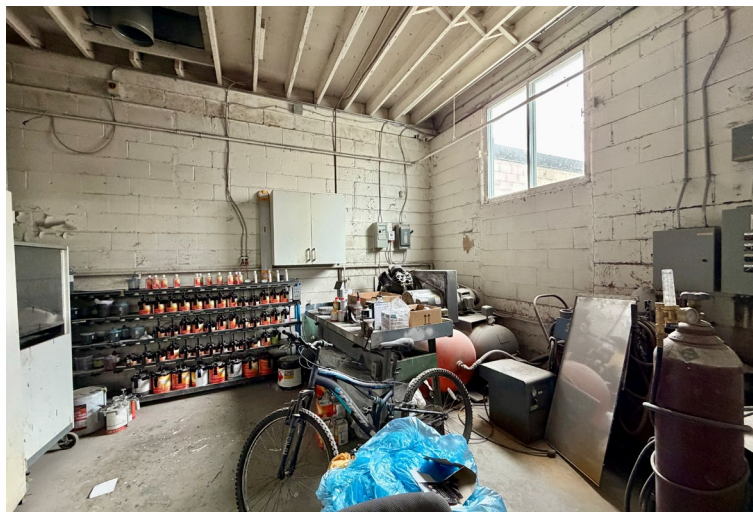
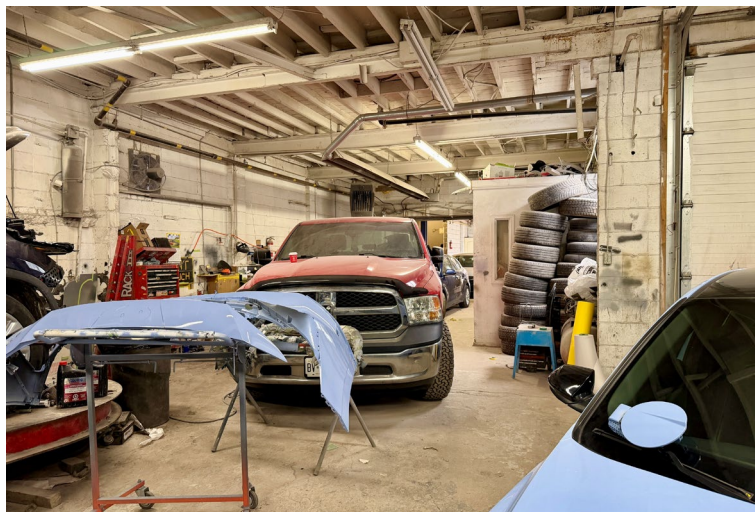
### HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

# INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM



## HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.